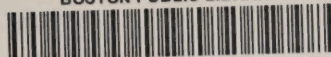


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Boston Employment,
City of Boston, Central Boston and Downtown Office,
1976-1983 and 1990 Projected

Jeffrey Brown

Boston Redevelopment Authority
Research Department

Update
April 1984

Raymond L. Flynn, Mayor
City of Boston

Robert J. Ryan, Director
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Susan Allen, Deputy Director for
Development Policy and Planning

Alexander Ganz, Director
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Boston Redevelopment Authority
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The City of Boston's employment base expanded by 58,000 from 1976-1983. By 1990, workplaces in the City could employ an additional 83,000 employees. Most of the job growth has taken place and will continue to occur in a broad range of services and finance, insurance and real estate.

The Central Boston area accounted for 59 percent of all jobs in the City, in 1983, but provided 83 percent of the job growth from 1976 to 1983.

Similarly, the primary source of jobs and growth in Central Boston were offices in the downtown. In fact, employers in downtown offices were the source of nearly one-third of all jobs in the City in 1983, and made up almost half of net new jobs in Boston from 1976 to 1983. Over the rest of this decade, office employment is likely to grow at a faster rate than employment in all sectors combined.

The attached set of tables presents estimates of actual employment in Boston for selected years between 1976 and 1983 (Tables 1-3) and projections of employment to 1990 (Tables 4-6).¹ For each period, the estimates and projections cover three geographic areas: (1) the City of Boston, (2) Central Boston, and (3) Downtown Boston (office only).

City of Boston

The City of Boston (see Figure 1) includes all sixteen (planning district) neighborhoods within the municipal boundaries. The employment information for 1976-1983 is based on Suffolk County employment and the Boston share, by industry.² The Suffolk County employment was

¹ Column components in tables may not sum due to rounding.
² The share varies by industry, but averages 96 percent.

TABLE 1

CITY OF BOSTON EMPLOYMENT, 1976-1983
SELECTED YEARS AND CHANGE BY INDUSTRY

INDUSTRY	1976	1977	1980	1981	1982	1983	CHANGE NUMBER	1976-1983 PERCENT
-----	----	----	----	----	----	----	-----	-----
AGRI. MINING	791	617	563	499	547	744	- 47	- 6.0
CONSTRUCTION	9,003	7,914	10,163	10,365	10,445	10,863	1,860	20.7
MANUFACTURING	53,385	53,763	51,861	50,811	49,685	47,201	- 6,184	-11.6
TRANSPORTATION-PU.	34,131	32,982	36,660	37,276	36,120	37,204	3,073	9.0
WHOLESALE TRADE	29,619	29,827	27,399	27,420	25,051	26,053	- 3,566	-12.0
RETAIL TRADE	55,008	54,849	55,628	55,670	55,197	56,853	1,845	3.4
FINANCE-INS-RE	62,229	63,366	70,451	74,436	76,584	77,350	15,121	24.3
SERVICES	160,902	161,988	187,991	190,249	193,602	201,346	40,444	25.1
HOTEL	4,144	4,698	6,495	6,018	6,389	6,693	2,549	61.5
MEDICAL	51,045	52,388	58,524	59,617	60,985	63,883	12,838	25.2
EDUCATIONAL	21,169	23,891	29,222	29,884	30,008	31,132	9,963	47.1
CULTURAL	4,834	4,786	4,800	4,777	4,840	5,168	333	6.9
SOCIAL-NONPROFIT	16,360	17,300	20,036	19,913	20,135	20,281	3,921	24.0
BUSINESS	27,373	28,789	33,808	33,722	34,461	37,140	9,767	35.7
OTHER	35,977	30,136	35,106	36,317	36,784	37,050	1,073	3.0
GOVERNMENT	85,048	85,882	96,017	94,683	89,142	89,409	4,361	5.1
PROPRIETORS	10,560	10,860	11,764	12,133	12,070	12,130	1,570	14.9
TOTAL ALL SECTORS	500,676	502,048	548,497	553,542	548,444	559,153	58,477	11.7

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY, ES-202 SERIES;
U.S. DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS, UNPUBLISHED SERIES;
BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS.

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TABLE 2

CENTRAL BOSTON EMPLOYMENT, 1976-1983
SELECTED YEARS AND CHANGE BY INDUSTRY

INDUSTRY	1976	1977	1980	1981	1982	1983	CHANGE 1976-1983	
-----	----	----	----	----	----	----	NUMBER	PERCENT
AGRI. MINING	559	487	461	409	444	604	45	8.0
CONSTRUCTION	3,284	2,886	3,707	3,781	3,825	3,978	694	21.1
MANUFACTURING	25,352	25,516	24,686	24,186	23,623	22,442	- 2,910	-11.5
TRANSPORTATION-PU.	14,971	14,470	16,081	16,351	15,841	16,316	1,345	9.0
WHOLESALE TRADE	16,275	14,666	15,138	15,150	14,002	14,562	- 1,713	-10.5
RETAIL TRADE	25,146	23,220	25,430	25,449	25,298	26,057	911	3.6
FINANCE-INS-RE	49,277	50,164	55,787	58,943	60,622	61,228	11,951	24.3
SERVICES	92,139	97,679	114,891	119,400	121,938	126,816	34,677	37.6
HOTEL	3,624	4,155	5,870	5,879	6,004	6,244	2,620	72.3
MEDICAL	13,367	14,619	16,714	17,441	17,812	18,524	5,157	38.6
EDUCATIONAL	9,942	12,183	14,968	15,680	16,013	16,493	6,551	65.9
CULTURAL	1,758	1,941	1,904	1,941	1,982	2,101	343	19.5
SOCIAL-NONPROFIT	10,940	12,367	14,613	14,877	15,193	15,193	4,253	38.9
BUSINESS	17,251	19,448	23,237	23,742	24,247	25,944	8,693	50.4
OTHER	35,257	31,923	37,585	39,840	40,687	42,317	7,060	20.0
GOVERNMENT	48,415	49,000	54,659	53,900	50,774	50,926	2,511	5.2
PROPRIETORS	5,048	5,192	5,624	5,800	5,800	5,829	781	15.5
TOTAL ALL SECTORS	280,466	283,280	316,464	323,369	322,176	328,758	48,292	17.2

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY, ES-202 SERIES;
U.S. DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS, UNPUBLISHED SERIES;
BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS.

TABLE 3

OFFICE EMPLOYMENT, DOWNTOWN BOSTON, 1976-1983
SELECTED YEARS AND CHANGE BY INDUSTRY

INDUSTRY	1976	1977	1980	1981	1982	1983	CHANGE 1976-1983	1976-1983
-----	----	----	----	----	----	----	NUMBER	PERCENT
AGRI. MINING	103	80	73	65	71	97	- 6	-30.8
CONSTRUCTION	1,080	950	1,220	1,244	1,253	1,304	223	16.0
MANUFACTURING	5,339	5,376	5,186	5,081	4,969	4,720	- 618	- 6.9
TRANSPORTATION-PU.	23,892	23,087	25,662	26,093	25,284	26,043	2,151	5.8
WHOLESALE TRADE	1,481	1,491	1,370	1,371	1,253	1,303	- 178	-15.4
RETAIL TRADE	2,750	2,742	2,781	2,784	2,760	2,843	92	0.3
FINANCE-INS-RE	42,316	43,089	47,907	50,616	52,077	52,598	10,282	23.1
SERVICES	54,707	55,076	63,917	64,685	65,825	68,458	13,751	20.3
BUSINESS	19,147	19,277	22,371	22,640	23,039	23,960	4,813	25.1
PROFESSIONAL	35,559	35,799	41,546	42,045	42,786	44,497	8,938	25.1
GOVERNMENT	16,159	16,318	18,243	17,990	16,937	16,988	829	4.8
PROPRIETORS	4,118	4,235	4,588	4,732	4,707	4,731	612	14.3
TOTAL ALL SECTORS	151,945	152,445	170,947	174,660	175,135	179,082	27,138	17.9

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY, ES-202 SERIES;
U.S. DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS, UNPUBLISHED SERIES;
BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS.

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TABLE 4
CITY OF BOSTON EMPLOYMENT, 1982 AND 1990

INDUSTRY -----	1982 -----	1990 -----	CHANGE	
			NUMBER -----	PERCENT -----
AGRI. MINING	547	514	- 33	- 6.0
CONSTRUCTION	10,445	12,545	2,100	20.1
MANUFACTURING	49,685	55,250	5,565	11.2
TRANSPORTATION-PU.	36,120	40,599	4,479	12.4
WHOLESALE TRADE	25,051	27,481	2,430	9.7
RETAIL TRADE	55,197	62,649	7,452	13.5
FINANCE-INS-RE	76,584	90,446	13,862	18.1
SERVICES	193,602	238,131	44,528	23.0
HOTEL	6,389	10,708	4,319	67.6
MEDICAL	60,985	74,889	13,904	22.8
EDUCATIONAL	30,008	31,719	1,710	5.7
CULTURAL	4,840	5,576	736	15.2
SOCIAL-NONPROFIT	20,135	22,813	2,678	13.3
BUSINESS	34,461	47,281	12,820	37.2
OTHER	36,784	45,145	8,361	22.7
GOVERNMENT	89,142	93,599	4,457	5.0
PROPRIETORS	12,070	10,260	- 1,811	-15.0
TOTAL ALL SECTORS	548,444	631,473	83,029	15.1

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY,
ES-202 EMPLOYMENT SERIES AND EMPLOYMENT PROJECTIONS;
U.S. DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS,
UNPUBLISHED EMPLOYMENT SERIES, SUFFOLK COUNTY;
BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS.

TABLE 5
CENTRAL BOSTON EMPLOYMENT, 1982 AND 1990

INDUSTRY -----	1982 ----	1990 ----	CHANGE	
			NUMBER -----	PERCENT -----
AGRI. MINING	444	417	- 27	- 6.0
CONSTRUCTION	3,825	4,594	769	20.1
MANUFACTURING	23,632	26,279	2,647	11.2
TRANSPORTATION-PU.	15,841	17,805	1,964	12.4
WHOLESALE TRADE	14,002	15,360	1,358	9.7
RETAIL TRADE	25,298	28,713	3,415	13.5
FINANCE-INS-RE	60,622	71,594	10,972	18.1
SERVICES	121,938	149,984	28,046	23.0
HOTEL	6,004	10,063	4,059	67.6
MEDICAL	17,812	21,873	4,061	22.8
EDUCATIONAL	16,013	16,926	913	5.7
CULTURAL	1,982	2,284	301	15.2
SOCIAL-NONPROFIT	15,193	17,214	2,021	13.3
BUSINESS	24,247	33,266	9,020	37.2
OTHER	40,687	48,358	7,671	18.9
GOVERNMENT	50,774	53,312	2,539	5.0
PROPRIETORS	5,800	4,930	- 870	-15.0
TOTAL ALL SECTORS	322,176	372,989	50,814	15.8

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY,
ES-202 EMPLOYMENT SERIES AND EMPLOYMENT PROJECTIONS;
U.S. DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS,
UNPUBLISHED EMPLOYMENT SERIES, SUFFOLK COUNTY;
BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS.

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TABLE 6

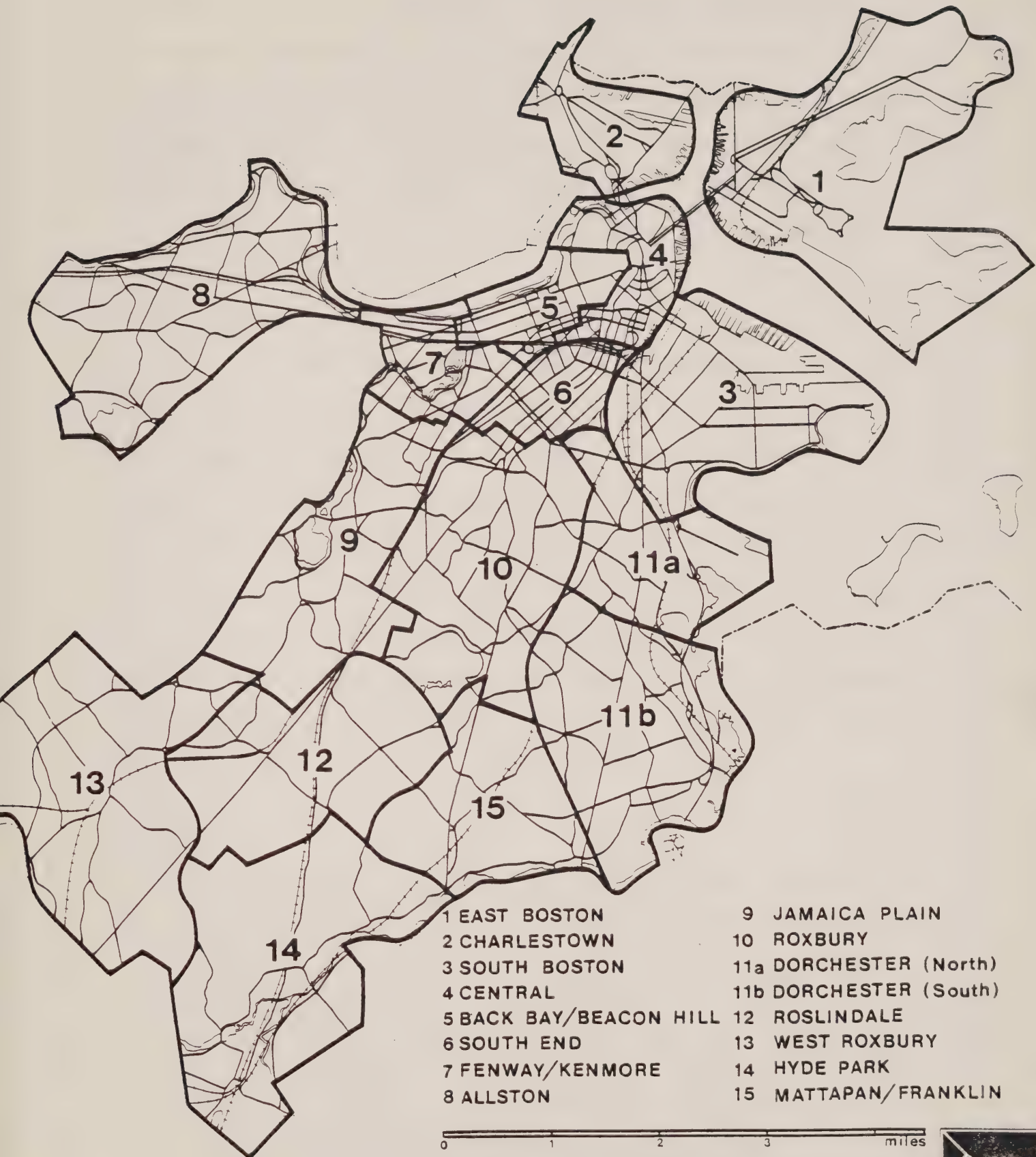
OFFICE EMPLOYMENT, DOWNTOWN BOSTON, 1982 AND 1990

INDUSTRY -----	1982 -----	1990 -----	CHANGE	
			NUMBER -----	PERCENT -----
AGRI. MINING	71	66	- 5	- 7.3
CONSTRUCTION	1,253	1,730	477	38.0
MANUFACTURING	4,969	5,575	607	12.2
TRANSPORTATION-PU.	25,284	28,805	3,520	13.9
WHOLESALE TRADE	1,253	1,398	146	11.6
RETAIL TRADE	2,760	3,207	447	16.2
FINANCE-INS-RE	52,077	63,305	11,228	21.6
SERVICES	65,825	84,348	18,524	28.1
BUSINESS	23,039	29,522	6,483	28.1
PROFESSIONAL	42,786	54,826	12,040	28.1
GOVERNMENT	16,937	17,926	989	5.8
PROPRIETORS	4,707	3,836	- 871	-18.5
TOTAL ALL SECTORS	175,136	210,197	35,062	20.0

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY,
 ES-202 EMPLOYMENT SERIES AND EMPLOYMENT PROJECTIONS;
 U.S. DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS,
 UNPUBLISHED EMPLOYMENT SERIES, SUFFOLK COUNTY;
 BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS.

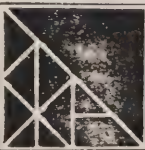
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Figure 1



PLANNING DISTRICTS

BOSTON REDEVELOPMENT AUTHORITY



estimated from a base,³ adjusted to cover all full and part-time employment⁴ in workplaces in the County. The services subsectors (hotel, medical, educational, etc.) were estimated from County Business Patterns.⁵ Estimates for 1983 are preliminary, based on two quarters of employment data from the Massachusetts Division of Employment Security.

Projections of Boston employment were based on state and national projections by industry.⁶

Central Boston

Central Boston (see Figure 2) covers all of downtown Boston plus Beacon Hill, the Back Bay, Charlestown, the waterfront, and portions of the Fenway, South End and South Boston.⁷ The Central Boston employment series was estimated from County Business Patterns information by zip code areas⁸ for a base year (1981), and adjusted to cover public employment and all other full and part-time employment. For years prior to 1981, the rates of employment change in the City as a whole were applied to the Central Boston base, by industry, to obtain employment estimates for Central Boston for those years.⁹ For 1982-1990, Central Boston employment was assumed to change at the same rate as City employment, by industry, 1982-1990.

³ Massachusetts Division of Employment Security, Labor Market Area Research, ES-202 employment series, 1976-1981.

⁴ U.S. Department of Commerce, Bureau of Economic Analysis, unpublished employment series, 1976-1981.

⁵ U.S. Department of Commerce, Bureau of the Census, County Business Patterns, Massachusetts, annual, 1976-1981.

⁶ See Gregory W. Perkins, Boston's Projected Employment in the 1980s, Boston Redevelopment Authority Research Department, January 28, 1982; Massachusetts Division of Employment Security, Massachusetts Employment: Projected Changes 1980-1990, October 1982; Valerie Personick, "The Outlook for Industry Output and Employment Through 1990," Monthly Labor Review, August 1981. pp. 28-41.

⁷ "Boston Tomorrow," Boston Redevelopment Authority, 1983.

⁸ U.S. Bureau of the Census, County Business Patterns, unpublished file of establishments by zip code area. Zip areas 02108 through 02118, 02129, 02199, and 02210, combined, best represent Central Boston.

⁹ Bureau of Economic Analysis, see note 3.

Figure 2

Central Boston



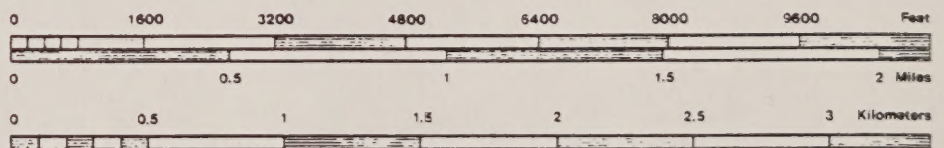
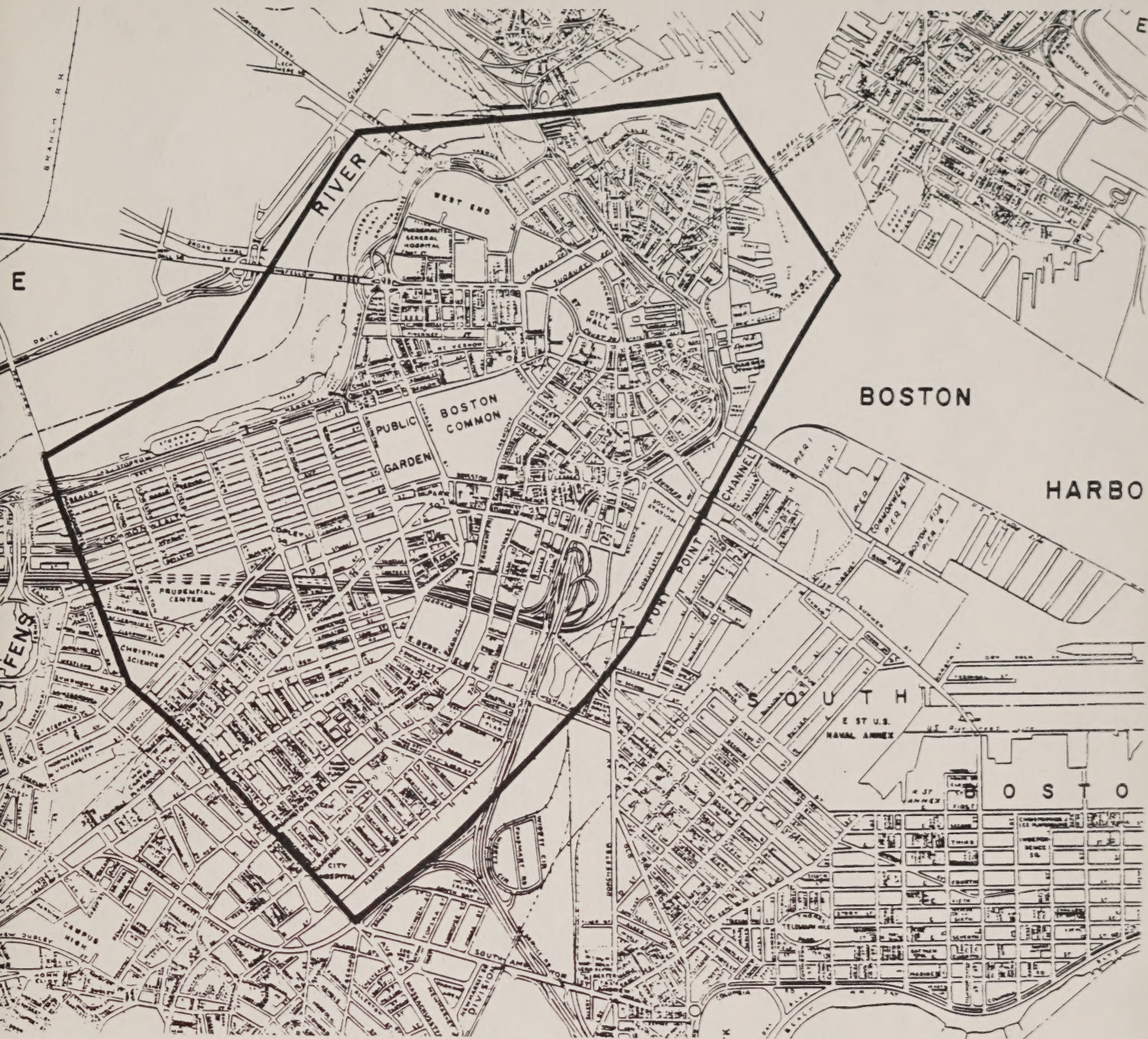


Figure 3

DOWNTOWN BOSTON



